

New Orleans Historic District Landmarks Commission  
Meeting Minutes

Date: September 7, 2017

Location: 21<sup>st</sup> floor Conference Room, 1340 Poydras Street, New Orleans, LA 70112.

Called to order: 1:00 p.m.

Adjourned: 4:50 p.m.

Commissioners present: Jesse Le Blanc, Renee Lapeyrolerie, John Deveney, Heather Szapary, Calvin Alexander, Jeanne Nathan, Anne Redd, Jennfier Greene

Commissioners arriving after beginning of the meeting: Rosalind Peychaud

Commissioners absent: Andrew P. Sanchez, H.V. Nagendra, Tony French, Greg Hackenberg, Ed deMontluzin, Carling Dinkler

**I. Minutes of the August 17, 2017 meeting.**

Motion: Approve the Minutes.

By: Renee Lapeyrolerie

Second: Jennifer Greene

Result: Passed

In favor: Jesse Le Blanc, Renee Lapeyrolerie, John Deveney, Heather Szapary, Calvin Alexander, Jeanne Nathan, Anne Redd, Jennfier Greene

Opposed:

Comments

**II. Consent Agenda**

Motion: Suspend the rules.

By: John Deveney

Second: Anne Redd

Result: Passed

In Favor: Jesse Le Blanc, Renee Lapeyrolerie, John Deveney, Heather Szapary, Calvin Alexander, Jeanne Nathan, Anne Redd, Jennfier Greene

Opposed:

Comments:

Motion: Remove 501 Elysian Fields from the Consent Agenda.

By: John Deveney

Second: Jennifer Greene

Result: Passed

In Favor: Jesse Le Blanc, Renee Lapeyrolerie, John Deveney, Heather Szapary, Calvin Alexander, Jeanne Nathan, Anne Redd, Jennfier Greene

Comments:

Motion: Reinstate the rules.

By: John Deveney

Second: Jennifer Greene

Result: Passed

In Favor: Jesse Le Blanc, Renee Lapeyrolerie, John Deveney, Heather Szapary, Calvin Alexander, Jeanne Nathan, Anne Redd, Jennifer Greene

Opposed:

Comments:

Motion: Approve Consent Agenda

By: John Deveney

Second: Heather Szapary

Result: Passed

In Favor: Jesse Le Blanc, Renee Lapeyrolerie, John Deveney, Heather Szapary, Calvin Alexander, Jeanne Nathan, Anne Redd, Jennifer Greene

Opposed:

Comments:

- A. 2322 St Thomas St: Irish Channel Historic District, Full Control: Robert Bandzuch, applicant/owner; New construction of a two story, two family residential building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-17157-HDLC>
- B. 721 Tricou St: Holy Cross Historic District, Full Control: Ducar Real Estate Investments LLC, applicant/owner; New Construction of 1680 SF single-family residential building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-19506-HDLC>
- C. 1001 Patterson St: Algiers Point Historic District, Full Control: Wells One Investments, LLC, applicant; Patterson Drive 931 LLC, owner; Construct new two-story residential building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-25358-HDLC>
- D. 1000 Delaronde St: Algiers Point Historic District, Full Control: Wells One Investments, LLC, applicant; Stone Source International Inc, owner; Construct new two-story residential building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-25360-HDLC>
- E. 1531 Ursulines Ave: Treme Historic District, Full Control: Todd James, applicant; Re New Orleans Property Management LLC, owner; New Construction of two-story multi-family residential building on a vacant lot.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-25729-HDLC>
- F. 1507 Magazine St: Lower Garden Historic District, Full Control: Kim Hosch, applicant; Klaus-Peter Schreiber Trust, The Klaus-Peter Schreiber Trust, The Klaus-Peter Schreiber Trust, owner; New construction of one story, detached accessory building for existing hotel.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-25771-HDLC>

- G. 535 Lowerline St: Uptown Historic District, Partial Control: Lewis Robinson, applicant; Sandra Pershing, owner; New construction of carport and kitchen addition to a Landmark building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-27815-HDLC>
- H. 533 First St: Irish Channel Historic District, Full Control: Alexander Adamick, applicant; Tory Mcphail, owner; New construction of single family residence with accessory structure at rear.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-27981-HDLC>
- I. 921 Josephine St: Lower Garden Historic District: Robert Cangelosi, Jr., applicant; Of Redemptorist Society, owner; Addition of ADA ramp at rear of a landmark building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-28064-HDLC>
- J. 1815 Dauphine St: Faubourg Marigny Historic District, Full Control: Richard Kravet, applicant; M J Falgoust Inc, owner; Relocation of an existing two-family residential building from 1619-1621 Clío St. to 1815 Dauphine St. (Disassembly & Relocation)  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-28065-HDLC>
- K. 616 Delaronde St: Algiers Point Historic District , Full Control: Charles Berg, applicant; Brian Robert Banks, owner; Renovate existing one-story residential building and construct two-story camelback addition at rear.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-28136-HDLC>
- L. 1419 Esplanade Ave: Treme Historic District, Full Control Chris Genard, applicant; 1423 Esplanade Avenue LLC, owner, New construction two primary two story residential buildings on one vacant lot  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-28137-HDLC>
- M. 622 Forstall St: Holy Cross Historic District, Full Control: Charles Berg, applicant; 622 Forestall LLC, owner; Renovation and addition of existing building for single-family residence.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=17-28139-HDLC>

At this time, Rosalind Peychaud arrived at the meeting.

### III. Deferred Consent Agenda Item

#### A. 501 Elysian Fields Ave.

Application: Francisco Alecha, applicant; 501 Efa Hotel LLC, owner; Partial demolition of two (2) existing warehouses and new construction of 75,000 SF four-story hotel DETAIL REVIEW ONLY.

Speakers: Allen Johnson spoke in opposition to the application.

Motion: Grant conceptual approval of the details with the following details return the ARC for additional review:

- balconies;
- balcony railings;
- screening elements;
- canopy;
- balcony dividers;
- window installation;
- sign(s).

By: John Deveney

Second: Rosalind Peychaud

Result: Passed

In favor: Jesse Le Blanc, Renee Lapeyrolerie, John Deveney, Heather Szapary, Calvin Alexander, Jeanne Nathan, Anne Redd, Jennfier Greene, Rosalind Peychaud

Opposed:

Comments:

### IV. Old Business Work Applications

#### A. 2257 Bayou Rd.

Comments: This application was withdrawn.

### V. New Business Work Applications

#### A. 2936 Esplanade Ave

Application: Rama P Bhattacharya, applicant; Soc For Krishna Consciousness I Intern'l, owner; Install Accessory structure at rear of existing temple.

Motion: Grant conceptual approval with the details to be worked out at the Staff level.

By: Jeanne Nathan

Second: Jennifer Greene

Result: Passed

In favor: Jesse Le Blanc, Renee Lapeyrolerie, John Deveney, Heather Szapary, Calvin Alexander, Jeanne Nathan, Anne Redd, Jennfier Greene, Rosalind Peychaud

Opposed:

Comments:

B. 7107 St. Charles Avenue

Application: Ronald Cittadino, applicant; Michael L Maristany, owner; Removal of a portion of historic metal picket fence and installation of 7'-0" high masonry wall at Audubon Street side elevation.

Speakers: Brian Gille and Micheal Maristaury spoke in favor of the application.

Motion: Approve the application for the removal of a portion of historic metal picket fence and installation of 7'-0" high masonry wall at the Audubon Street side elevation per the revised drawings presented. The Commission recommended the portion of removed metal fence be salvaged and donated for re-use.

By: Rosalind Peychaud

Second: Jeanne Nathan

Result: Passed

In favor: Jesse Le Blanc, Renee Lapeyrolerie, John Deveney, Heather Szapary, Calvin Alexander, Jeanne Nathan, Anne Redd, Jennfier Greene, Rosalind Peychaud

Opposed:

Comments:

C. 837 Congress St.

Application: Devin Dewulf, applicant; Jon Cleary, owner; Installation of new mural on existing metal fencing.

Speaker: Roselyn Leonard spoke against the application.

Motion: Approve the application to install a mural on the existing metal fencing.

By: Jeanne Nathan

Second: John Deveney

Result: Passed

In favor: Jesse Le Blanc, Renee Lapeyrolerie, John Deveney, Heather Szapary, Calvin Alexander, Jeanne Nathan, Anne Redd, Jennfier Greene, Rosalind Peychaud

Opposed:

Comments:

D. 717 Teche St.

Application: Jerry Moore, applicant; David B Kaufman, owner; Demolition of remaining front portion of one-story residential building and new construction of a two-story, multi-family residential building.

Motion: Motion to deny the application.

By: Heather Szapary

Second: Renee Lapeyrolerie

Result: Failed

In favor: Jesse Le Blanc, Renee Lapeyrolerie, John Deveney, Heather Szapary, Anne Redd, Jennfier Greene

Opposed: Calvin Alexander, Rosalind Peychaud, Jeanne Nathan

Comments:

Motion: Approve the application.

By: Jeanne Nathan

Second: Rosalind Peychaud

Result: Failed

In favor: Calvin Alexander, Jeanne Nathan, Rosalind Peychaud

Opposed: Jesse Le Blanc, Renee Lapeyrolerie, John Deveney, Heather Szapary, Anne Redd, Jennfier Greene

Comments: Due to a no – action vote, the application was defacto denied.

E. 2119 Constance St.

Application: Seth Hawley, applicant; 2119 Constance Street, LLC, 9721 Investments LLC, owner;  
Demolition of existing one story structure and construction of a 2-story, single family residential building.  
Speakers: Mary Len Costa and Julie Simpson spoke in opposition to the demolition.

Motion: Defer the application until the next Commission meeting, to allow for the owner to meet with neighbors.

By: John Deveney

Second: Calvin Alexander

Result: Passed

In favor: Jesse Le Blanc, Renee Lapeyrolerie, John Deveney, Heather Szapary, Calvin Alexander, Jeanne Nathan, Anne Redd, Jennfier Greene

Opposed: Rosalind Peychaud

Comments:

F. 1447 Euterpe St.

Application: Kirk Fabacher, applicant; Gregory L II Lacy, owner; Demolition of existing residential building and new construction of two-story, single family, residential building.

Speakers: Julie Simpson, Mary Len Costa, Rockne Moselay, and Erin Holmes spoke against the application.

Motion: Deny the application for the demolition existing one story, residential building.

By: Renee Lapeyrolerie

Second: Jennifer Greene

Result: Passed

In favor: Jesse Le Blanc, Renee Lapeyrolerie, John Deveney, Heather Szapary, Calvin Alexander, Jeanne Nathan, Anne Redd, Jennfier Greene

Opposed: Rosalind Peychaud

Comments:

## **VI. Old Business Demolition Application**

2411 St Philip St.

Comments: This item was withdrawn.

## **VII. New Business Demolition Applications**

A. 1623 N Johnson St.

Application: Alyssa Wagstaff, applicant; Mildred Richard, owner; Demolition of single story residential building and accessory shed.

Motion: Approve the demolition

By: Rosalind Peychaud

Second: Jennifer Greene

Result: Failed

In favor: Jeanne Nathan, Rosalind Peychaud, Calvin Alexander, Jennifer Greene

Opposed: John Deveney, Anner Redd, Heather Szapary, Renee Lapeyrolerie

Comments: Due to a no – action vote, the application was defacto denied.

At this time, Rosalind Peychaud left the meeting.

B. 6230 Bienvenue St.

Application: Demo Diva, applicant; Brandon International Inc, Board Of Comm Of The Port Of N O, owner;  
Demolition of warehouse complex to slab.

Speakers: Jenga Mwendo, Andrew Stephens, Bill Writers, John Koeferl, Jason Emery, Austin Allen, Kevin Mercadel, Willie L. Calhoun, Peter Mchugh, Victoria Cay, Erin Holmes, and Christie Coats spoke in opposition to the application.

Motion: Defer action on this application for 90 days so that the applicant may:

- Meet with the community to discuss various alternatives to demolition of these buildings.
- Contract and perform an Environmental Impact Assessment pertaining to the demolition and removal of these buildings

By: Calvin Alexander

Second: Anne Redd

Result: Failed

In favor: Jesse Le Blanc, Renee Lapeyrolerie, John Deveney, Heather Szapary, Calvin Alexander, Anne Redd, Jennfier Greene

Opposed: Jeanne Nathan

Comments:

Motion: Deny the application.

By: Jeanne Nathan

Second: Calvin Alexander

Comments: Jeanne Nathan withdrew her motion.

Motion: Revisit the previous motion.

By: Calvin Alexander

Second: Anne Redd

Result: Passed

In favor: Jesse Le Blanc, Renee Lapeyrolerie, John Deveney, Heather Szapary, Calvin Alexander, Anne Redd, Jennfier Greene, Jeanne Nathan

Opposed:

Comments:

Motion: Defer action on this application for 90 days so that the applicant may:

- Meet with the community to discuss various alternatives to demolition of these buildings.
- Contract and perform an Environmental Impact Assessment pertaining to the demolition and removal of these buildings.

By: Calvin Alexander

Second: Anne Redd

Result: Passed

In favor: Jesse Le Blanc, Renee Lapeyrolerie, John Deveney, Heather Szapary, Calvin Alexander, Anne Redd, Jennfier Greene, Jeanne Nathan

Opposed:

Comments:

C. 3142 State St.

Comments: This item was withdrawn.

D. 1626 Monroe St.

Comments: This item was withdrawn.

E. 814 Milan St.

Comments: This item was withdrawn.

## **VIII. Old Business Retention Applications**

### **D. 1223 N Robertson St.**

Application: Eric J Gordon, applicant/owner; Retention of a fence post installed in concrete over the public right of way, existing driveway removed and concrete poured in yard with substantially larger footprint, and inappropriate roof structure built without permits.

Motion: Deny the application for retention of the fence and concrete pad as built, and required the removal of the inappropriate roof structure. The Commission also voted to approve rebuilding the fence in a style and location that complies with the HDLC Guidelines with details to be worked out at the Staff level

By: Renee Lapeyrolerie

Second: John Deveney

Result: Passed

In favor: Jesse Le Blanc, Renee Lapeyrolerie, John Deveney, Heather Szapary, Calvin Alexander, Anne Redd, Jennfier Greene, Jeanne Nathan

Opposed:

Comments:

## **IX. New Business Retention Applications**

### **A. 815 N Villere St.**

Application: Mimi Fuselier, applicant; Schoen Fuselier Co., LLC, owner; Retention of foundation built in deviation of approved foundation plans.

Motion: Deny the application for retention of the foundation built in deviation of the approved foundation plans.

By: Renee Lapeyrolerie

Second: John Deveney

Result: Passed

In favor: Jesse Le Blanc, Renee Lapeyrolerie, Heather Szapary, Calvin Alexander, Anne Redd, Jennfier Greene, Jeanne Nathan, John Deveney

Opposed:

Comments:

At this time, John Deveney left the meeting, and Rosalind Peychaud returned to the meeting.

### **B. 1911 Magazine St.**

Application: Jeffrey Paul Winders, Terri Dryer, applicant; Jcse Property LLC, owner; Retention of the installation of commercial hood system without a CofA.

Motion: Approve the application for the retention of the new rooftop equipment location, with details of screening to be worked out at the staff level.

By: Anne Redd

Second: Jennifer Greene

Result: Passed

In favor: Jesse Le Blanc, Renee Lapeyrolerie, Heather Szapary, Calvin Alexander, Anne Redd, Jennfier Greene, Jeanne Nathan, Rosalind Peychaud

Opposed:

Comments:

## **IX. HDLC Reports and Communications**



